

City Council
Atlanta, Georgia

07-0-0387

AN ORDINANCE
BY ZONING COMMITTEE

Z-07-21B
Date Filed: 2-13-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at at **370-B Peeples Street, S.W.**, be changed from MR-2 (Multifamily Residential) District to the MR-3 (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 117, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION FOR PARCEL B
370-B PEEPLES STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH RIGHT-OF-WAY OF FOUNDERS DRIVE (50 FOOT TOTAL RIGHT-OF-WAY WIDTH) AND THE EAST RIGHT-OF-WAY OF PEEPLES STREET (60 FOOT TOTAL RIGHT-OF-WAY WIDTH);

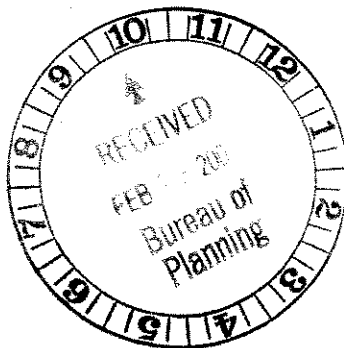
THENCE, ALONG SAID EAST RIGHT-OF-WAY, NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, 89.40 FEET TO AN IRON PIN;

THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 59 MINUTES 16 SECONDS EAST, 90.00 FEET TO AN IRON PIN;

THENCE SOUTH 00 DEGREES 00 MINUTES 44 SECONDS WEST, 90.00 FEET TO AN IRON PIN IN SAID NORTH RIGHT-OF-WAY OF FOUNDERS DRIVE;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89 DEGREES 36 MINUTES 14 SECONDS WEST, 90.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.1853 ACRES (8,073 SQUARE FEET).



2-07-21B